

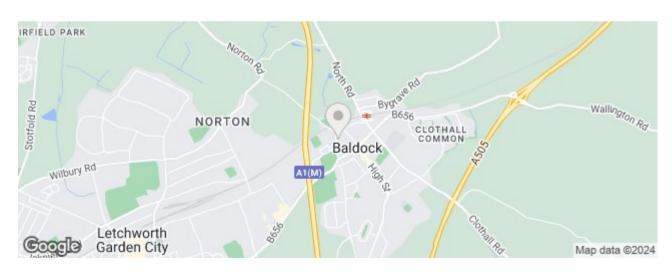
9 Sanvignes Court, Baldock, SG7 5AW

Asking Price £255,000

Set on the first floor of this sought after block only a short walk from both the train Station and Town centre, this well specified two double bedroom apartment benefits from large open plan living / kitchen space, en suite, bathroom, quality internal doors, skirting and architraves. Two off street parking spaces, these are part of the title with no additional charges.
Large open plan living space and kitchen.
Master bedroom with en suite shower room.

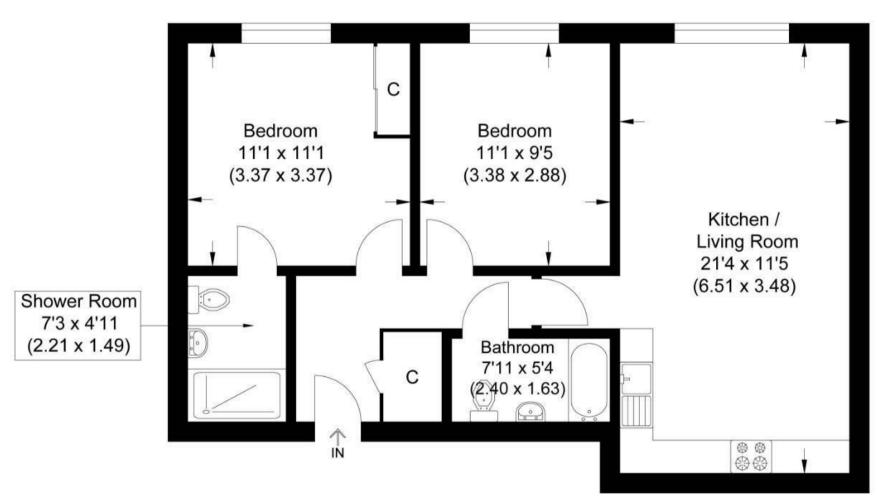
Further double bedroom

- Family bathroom with large centre fill bath.
- Two off road allocated parking spaces situated in the secure gated communal parking area.



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First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

First Floor

Entrance

Solid wood door.

Entrance Hall

11'7" x 7'6" max

Doors to cloak cupboard, both bedrooms, family bathroom and living space. Laminate flooring. Panel heater.

Bedroom One

11'0" x 11'0"

uPVC window to front. Fitted window blinds. Panel heater below. Double fronted built in wardrobe. Door to en suite.

En Suite

7'1" x 4'10"

Full width shower with power shower. Floating wash hand basin. Floating WC with hidden cistern. Extensive tiling. Vinyl flooring. Inset ceiling lights. Extractor fan. Chrome ladder style heated towel rail.

Bedroom Two

11'0" x 9'10"

uPVC window to front. Panel heater below.

Family Bathroom

5'6" x 7'10"

Panel bath with centre fill and shower handset. Floating WC with hidden cistern. Floating wash hand basin. Extensive tiling. Inset ceiling lights. Extractor fan. Chrome heated towel rail.

Lounge / Kitchen

21'3" x 11'5"

uPVC window to front. Two panel heaters. Laminate flooring. Range of eye and base level units. Inset four ring ceramic hob with stainless steel extractor hood over and electric oven below. Space and plumbing for washing machine and space for fridge freezer. Inset stainless steel one and half bowl sink. Extensive metro style splash backs. Inset ceiling lights.

Outside

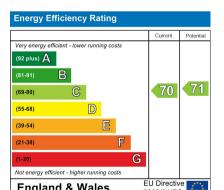
Parking

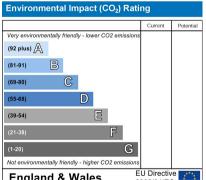
Two off road allocated parking spaces situated in the secure gated communal parking area.

Agents Note

Management Charges: Approx. Average £800 per 6 months (calculated every 6 months depending on works being done)

Ground Rent: £150 per 6 months Lease: 125 years from 2011





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















